

Common Council of the City of Hudson, Wisconsin  
Monday, June 17, 2019 7:00 p.m.  
Council Chambers of City Hall, 505 Third Street

The Common Council meeting was called to order by Mayor Rich O'Connor at 7:03 p.m.  
Mayor O'Connor led those present in the Pledge of Allegiance.

Council Members Present: Mayor Rich O'Connor, Randy Morrisette II, Bill Alms, Paul Deziel, Jim Webber, Sarah Atkins Hoggatt and Joyce Hall.

Council Members Absent: None

Staff Members in Attendance: Alison Egger, Mike Johnson, Scott St. Martin, Geoff Willems, Mike Mroz and Kip Peters.

Others Present: Cathy Munkittrick, Marion Webber, Andrew Nelson, Mary Claire Olson Potter, Nick Vivien, Greg Johnson, Rebecca Mariscal and others.

Presentations – None

Public Hearings

Public hearing on a zoning map amendment from RM-1, Multiple Family Residential to RM-2, Multiple Family Residential and a comprehensive plan amendment from Medium Density Residential to High Density Residential at St. Croix County Tax Parcel 236-2041-00-000 – LandVest, LLC.

Mayor O'Connor opened the hearing for public comment at 7:05 pm. Comments were received from the following individuals proposing the zoning amendment.

1. Dwight Jordan- 615 Old Seward Hwy. 35 S
2. John Connolly- 57 Meadowlark Lane
3. Gayle Conley- 57 Meadowlark Lane
4. Chris Berry- 19 Robin Lane
5. Mike Youngren- 66 Meadowlark Dr.
6. Mike Peterson- 43 Canary Way
7. Dan Patrick- 66 Canary Way
8. Josh Maddigan- 42 Meadowlark Dr.
9. Nick Manor- 50 Meadowlark Dr.
10. Pam Caduff- 58 Meadowlark Lane
11. Matt Berg - 63 Canary Way

Motion by Morrisette II, second by Alms to close the public hearing at 7:20 pm.  
All in favor. Motion carried.

Discussion and possible action on a zoning map amendment from RM-1, Multiple Family Residential to RM-2, Multiple Family Residential and a comprehensive plan amendment from Medium Density Residential to High Density Residential at St. Croix County Tax Parcel 236-2041-00-000 – LandVest, LLC.

Motion by Alms, second by Hall to recommend this back to the Plan Commission with a kenai on making the groundwork on Old 35 and making a decision point on the park and ride before rezoning. Roll Call Vote: All Ayes (6) Motion carried.

Public hearing on a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development at St. Croix County Tax Parcel 020-1085-30-000 – Hearth Development, LLC.

Mayor O'Connor opened the hearing for public comment at 7:55 pm.

Comments were received from the following individuals proposing the zoning amendment.

1. Erin Walejko– 2238 Ruby Rd.
2. Jen Harriet- 621 Diamond Dr.
3. David Robson- 1274 Hwy. 35
4. Donna Roehl- 2234 Ruby Rd.
5. Chip Ross -2228 Jody Circle
6. Mike Pesavento – 1704 Stonepine Bay
7. Jen Heywood- 2236 Ruby Rd.
8. Marion Webber- 604 Grandview Dr.
9. Nancy Stinnett- 2232 Ruby Rd.
10. Robert Atwood – Trustee for the property
11. Rod Clark- 2060 Bridle Ct.

Bob Atwood also provided comments.

Glen Van Wormer with SEH, spoke about the benefits of providing a separate access point to Old Hwy 35. Community Development Director, Michael Johnson, Nick Vivien and Glen Van Wormer provided information and answered questions.

Motion by Alms, second by Morrisette II to close the public hearing at 8:25 pm.  
All in favor. Motion carried.

Discussion and possible action on preliminary development plans and a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development at St. Croix County Tax Parcel 020-1085-30-000 – Hearth Development, LLC.

Motion by Webber, second by Alms to refer this back to the Planning Committee for their recommendations and that we ask them to focus on resolving the traffic issue of Carmichael and Vine, not just the intersection, not just the traffic in and out, but of the Carmichael/Vine corridor and that we also take a stronger look at pedestrian and bicycle traffic.  
Roll Call Vote: All Ayes (6) Motion carried.

Public hearing on a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development and B-2, General Business at St. Croix County Tax Parcel 020-1085-20-000 – Hearth Development, LLC.

Mayor O'Connor opened the hearing for public comment at 8:27 pm. Comments were received from the following individuals

1. Nancy Stinnett- 2232 Ruby Rd.
2. Chip Ross- 2228 Jody Circle

Motion by Alms, second by Webber to close the public hearing at 8:30 pm.  
All in favor. Motion carried.

Discussion and possible action on preliminary development plans and a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development and B-2, General Business at St. Croix County Tax Parcel 020-1085-20-000 – Hearth Development, LLC.

Motion by Webber, second by Deziel to recommend that the Plan Commission keep the height and appearance of the buildings congruent with the neighborhood.  
Roll Call Vote: All Ayes (6) Motion carried.

Comments and Suggestions from Citizens Present – No comments were received.

Consent Agenda:

- A. Approve the meeting minutes from the June 3, 2019 Special Council meeting and the June 3, 2019 Regular Council meeting.
- B. Approve the Claims in the amount of \$917,768.08.

	<b>Fund</b>	<b>A/P Amounts</b>	<b>P/R Amounts</b>	<b>Totals</b>
100	General	480,815.88	110,557.65	591,373.53
235	Room Tax & Comm Subs	6,250.00		6,250.00
290	Police Donations	163.21		163.21
451	2017 & 2018 Cap Projects	259.50		259.50
452	2019 & 2020 Cap Projects	-2,845.00		-2,845.00
620	Parking	281,464.67	1,168.33	282,633.00
630	Ambulance	2,086.68	22,882.59	24,969.27
640	Storm Sewer	11,897.29	3,067.28	14,964.57
	<b>Totals</b>	<b>\$780,092.23</b>	<b>\$37,675.85</b>	<b>\$917,768.08</b>

- C. Approve the regular and temporary operator license applications as listed on the issue sheet.
- D. Approval of the plans and specifications and authorization to proceed with the Advertisement for bids for the 2019 Storm Sewer Repairs
- E. Authorization to proceed with the purchase of streetlight poles, truss arms and bases from TAPCO in the amount of \$65,700.00
- F. Approval of the continuation of a conditional use permit (CUP) for O-I-See Youth Strategies at 426 Oak Street – Jennifer Nilssen
- G. Approval of a conditional use permit (CUP) application for Madison Avenue Wine & Spirits to operate a winery and distillery at 1510 Swasey Street, Suite B – Kelly Yocom

- H. Approval of a conditional use permit (CUP) application for filling and grading within a slope preservation zone (NR118.07(5)) and construction of structural erosion control measures in a slope preservation zone (NR 118.07(6)) at 5 St. Croix Street – Xcel Energy
- I. Approval of a certified survey map for 435 Brick Circle (Extraterritorial Zone – Town of Troy) – KAJ Foods / Kerry Jacobson
- J. Approval of final development plans for Luther Chevrolet expansion and site improvements at 1220 and 1250 Crest View Drive – The Luther Company, LLLP
- K. Approval of a fence permit and easement agreement at 456 Canyon Boulevard – Anthony Pechacek
- L. Apply for a Public Service Commission rate case through the Wisconsin Public Service Commission for water rates
- M. Approve proposal to conduct a Sewer Rate Report study
- N. Place on file the Public Utilities Commission minutes from June 11, 2019 and the First Quarter Public Utilities Director report
- O. Approval of Amusement Device
- P. Approval of Secondhand Jewelry
- Q. Approval of Special Event Gopher to Badger race

Motion by Morrisette II, second by Alms, to approve the consent agenda items.

Roll Call Vote: All Ayes (6) Motion carried.

#### Unfinished Business

Discussion and Possible action on issuing a Reserve “Class B” Liquor and Class “B” Beer license.

Andrew Nelson, representative of the applicant, provided council with information pertaining to the layout plans for the establishment.

Motion by Morrisette II, second by Alms to approve the issuance of the license.

Roll Call Vote. All Ayes (6) Motion carried.

#### New Business - None

#### Communications and Recommendations of the Mayor

Mayor O’Connor presented retiring city administrator, Devin Willi, with a certificate of appreciation for his nearly eighteen years of service to the City of Hudson.

#### Discussion and possible action to convene into closed session pursuant to

- A. Wis. Stat. 19.85(1)(c) to consider employment, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility relating to City of Hudson St. Croix EMS employees; and pursuant to
- B. Wis. Stat. 19.85 (1)(e) to deliberate regarding possible agreements with St. Croix EMS employees where competitive or bargaining reasons require; and pursuant to

- C. Wis. Stat. 19.85 (1)(e) to deliberate regarding negotiating strategy where competitive or bargaining reasons require with respect to Possible Agreement with Village of North Hudson regarding termination of EMS Agreement.

Motion by Atkins-Hoggatt, second by Hall to enter Closed session.

Council entered closed session at 9:25 pm. Roll Call Vote: All Ayes (6) Motion carried.

Reconvene into open session for discussion and any possible action relating to

- A. Employment, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility relating to City of Hudson St. Croix EMS employees
- B. Possible agreements with St. Croix EMS employees where competitive or bargaining reasons require and pursuant to
- C. Possible Agreement with Village of North Hudson regarding termination of EMS Agreement

Motion by Deziel, second by Atkins-Hoggatt to enter reconvene in Open Session.

Council reconvened in Open Session at 10:20 pm.

Motion by Morrisette II, second by Alms to terminate the contract with the Village of North Hudson on the same basis as the Town of Hudson and structure a second payment to be prorated to the last day of service.

Roll Call Vote: All Ayes (6) Motion carried.

Motion by Atkins-Hoggatt, second by Deziel to direct the City Administrator to work with the labor attorney to craft a separation agreement for the remaining EMT and remaining full time employees for EMS.

Roll Call Vote: All Ayes (6) Motion Carried.

Adjournment

Motion by Atkins Hoggatt, second by Hall to adjourn.

Roll Call Vote: All Ayes (6) Motion carried. Meeting adjourned at 10:22 pm.

ATTEST: Jennifer Rogers, City Clerk 

I hereby certify that the City Clerk has submitted the foregoing minutes to me and hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

APPROVED:

Rich O'Connor, Mayor 

Date approved by Council: July 15, 2019